

Request for Proposals
Natures Way Housing Project
Residential Construction

The City of Menasha Community Development Department is requesting proposals from qualified contractors to build ten (10) single family residential housing units as part of a sixteen lot planned housing development. This project is located adjacent to Natures Way which is in the vicinity of the intersection of USH 10 and STH 114 within the City of Menasha, Calumet County.

Background

The City of Menasha acquired the subject property in 2004 for the purpose of expanding the availability of new affordable housing units within the city. The city has engaged a number of funding partners and the project has now advanced through design to the construction phase. At the present time, preliminary commitments have been made by purchasers for 8 of the 10 housing units. It is expected that commitments for all of the units will have been secured by May of 2007.

Construction Plans and Specifications

There are five types of structures ranging from two to four bedrooms that may be built on the site. The structures have been designed by the architectural firm Cornette/Olsen. Plans and specifications are available upon request from the City of Menasha Community Development Department, or may be viewed online at http://cityofmenasha-wi.gov/content/departments/community_development/Natures_Way_Housing_Project.htm. Questions concerning the plans or specifications should be directed to Chad Cornette at Cantilever Studio, phone (920) 339-9061 or via email cantilever@usa.com. Quotes should be furnished for each type of structure. Any proposed change or variance to the design plans or specifications shall be noted in the proposal.

Timetable

The site is currently being prepared for development. Utility and street construction is scheduled to be completed by the end of November, 2006. Access to building sites will be available in mid to late November.

Land Sale and Purchase Contracts

The City of Menasha holds title to each of the lots. It is expected that the builder will enter into purchase contracts with each of the homebuyers. The property will transfer from the city to the homeowner at closing. The city will prepare the deeds and order the title work prior to closing.

Statement of Qualifications

Proposals shall contain a description of the firm's qualifications as a residential construction contractor. This statement shall address the following: the name, address and phone number of a contact person, the length of time the firm has been in business, a list of other development projects the firm has been involved with including the location

of other such sites. Any experience the firm has had in developing or building affordable housing units and with LEED certified building construction should be described.

Proposals shall be returned to the City of Menasha Community Development Department , 140 Main Street, Menasha, WI 54952 by 4:00 PM on Wednesday, November 15, 2006.